

For immediate Reporting

ADDITIONAL THREE YEARS OF LEASE TENURE FOR SITES LAUNCHED IN INDUSTRIAL GOVERNMENT LAND SALES PROGRAMME

1. As announced at MTI's Committee of Supply (COS) debate on 6 March 2025, JTC will be granting an additional three years of lease, with payable land rent/premium, for all new greenfield industrial land allocations where building development is needed. This is in response to the recommendation from the AfA on Business Competitiveness¹ as well as feedback from businesses that it may take up to three years to build and develop a piece of industrial land, reducing the productive period of their lease tenures and affecting the viability of their investments. The additional lease tenure will allow businesses to enjoy the full 20 or 30-year intended lease term on their completed facilities. The policy will take immediate effect.
2. In line with the above, all new and ongoing Industrial Government Land Sales (IGLS) sites will be launched with or amended to reflect an additional three-year lease tenure. This includes sites that were announced in the IGLS Programme for the first half of 2025 (1H 2025).
3. Additionally, two more sites will be offered on the Reserve List from March 2025, providing more site options for industrialists and developers. These sites will similarly benefit from the additional three-year lease tenure.
4. Altogether, there will be seven sites in the Confirmed List and five sites in the Reserve List, with a total site area of about 16.94 ha in the IGLS Programme for 1H 2025. The Government will continue to release sufficient land through the IGLS programme to ensure an adequate supply of industrial space in Singapore.

Confirmed List

5. The details of the seven sites in the Confirmed List are shown in Table A below:

¹ The AfA was formed by MTI and the Singapore Business Federation. It concluded its work in 2024.

A. Confirmed List of Industrial Sites for the First Half of 2025¹

S/N	Location	Site Area ² (ha)	Zoning	GPR	Tenure (years)	Estimated Available Date ³
1	Plot 3 Jalan Papan	0.72	B2	1.4	20 ⁴	February 2025
2	Penjuru Road	2.09		2.5	33	February 2025
3	Gul Drive	0.49		1.4	23	March 2025
4	Ubi Avenue 1	0.61		2.5	23	April 2025
5	Kaki Bukit Avenue 5	0.70	B1	2.5	33	May 2025
6	Pioneer Road (<i>formerly known as Tuas Avenue 11</i>)	2.80	B2	2.5	33	May 2025 ⁵
7	Sengkang West	2.30		2.5	33	June 2025
Total		9.71				

¹ JTC Corporation will be the sales agent for all the sites.

² Refers to the estimated site area. Area is subject to changes.

³ Refers to the estimated date when the detailed conditions of sale will be made available.

⁴ The additional 3-year tenure is not applicable to Plot 3 Jalan Papan due to the Government's long-term plans for the land.

⁵ Pioneer Road will now be available from May 2025 and not March 2025 as earlier stated in the 1H2025 IGLS press release.

Reserve List

6. The details of the five sites in the Reserve List are shown in Table B below:

B. Reserve List of Industrial Sites for the First Half of 2025¹

S/N	Location	Site Area ² (ha)	Zoning	GPR	Tenure (years)	Estimated Available Date ³
1	Plot B Tukang Innovation Drive	1.87	B2	2.5	33	January 2025
2	Plot 2 Tampines North Drive 4	1.79		2.5	33	January 2025
3	Plot 3 Gambas Way ⁴	0.69		2.0	33	March 2025
4	Tuas Road ⁴	2.18		1.4	33	March 2025
5	Plot D Tukang Innovation Drive	0.70		2.5	33	April 2025
Total		7.23				

¹ JTC Corporation will be the sales agent for all the sites.

² Refers to the estimated site area. Area is subject to changes.

³ Refers to the estimated date when the detailed conditions of sale will be made available.

⁴ Rolled over from the 2H2024 IGLS exercise.

7. Under the Reserve List, the Government will put up a site for tender if:

- (a) An interested party submits an application with an offer of a minimum purchase price that is acceptable to the Government; or
- (b) There is sufficient market interest in the form of more than one unrelated party submitting minimum purchase prices that are close to the Government's Reserve Price for the site within a reasonable period.

8. Parties who are interested in sites on the Reserve List can apply to JTC Corporation.

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